

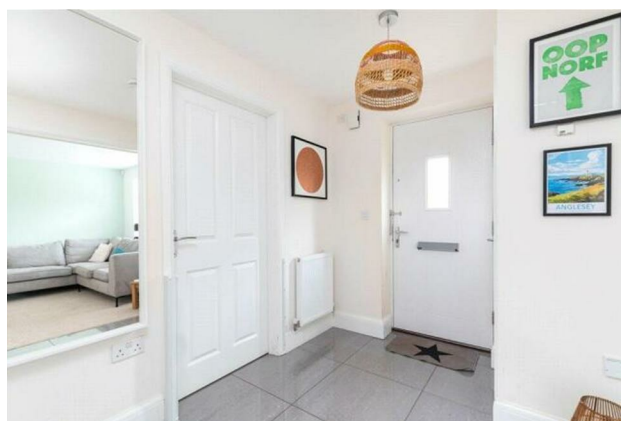
# HUNTERS®

HERE TO GET *you* THERE

**15 Cartwright Avenue, Guiseley, Leeds, LS20 9FJ**

**Asking Price £650,000**

**Property Images**



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## Property Images



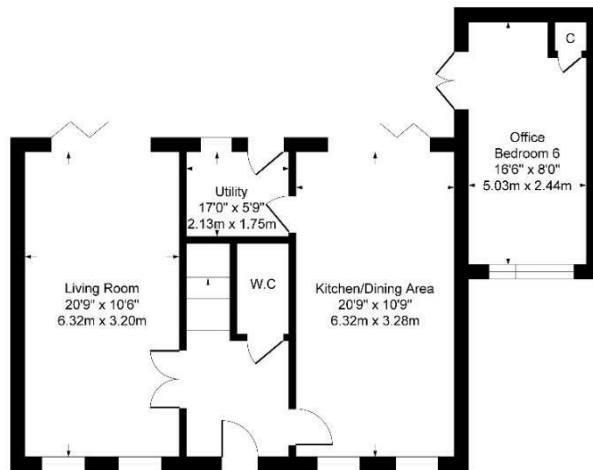
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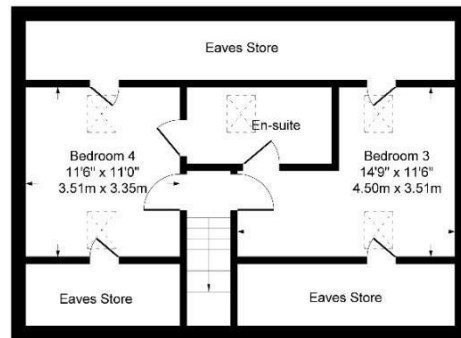
## Property Images



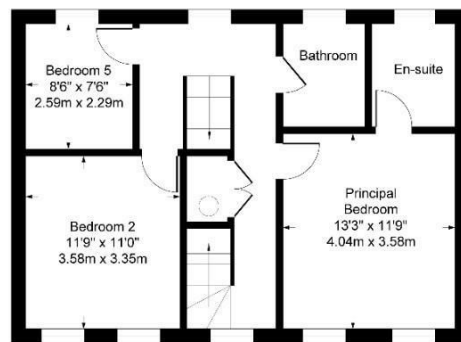
**Approximate Gross Internal Area  
1702 sq ft - 158 sq m**



Ground Floor



Second Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

## EPC

| Energy Efficiency Rating                           |           |           |
|----------------------------------------------------|-----------|-----------|
|                                                    | Current   | Potential |
| Very energy efficient - lower running costs        |           |           |
| (92 plus) <b>A</b>                                 |           | <b>96</b> |
| (81-91) <b>B</b>                                   | <b>86</b> |           |
| (69-80) <b>C</b>                                   |           |           |
| (55-68) <b>D</b>                                   |           |           |
| (39-54) <b>E</b>                                   |           |           |
| (21-38) <b>F</b>                                   |           |           |
| (1-20) <b>G</b>                                    |           |           |
| Not energy efficient - higher running costs        |           |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |           |           |

## Map



## Details

Type: House - Detached Beds: 5 Bathrooms: 3 Receptions: 2 Tenure: Freehold

## Summary

This impressive double-fronted detached family home offers generously proportioned accommodation across three floors. With five bedrooms and a versatile converted garage that serves as a home office or sixth bedroom, this property provides flexible living to suit a range of needs. A standout feature is the open-plan kitchen and dining area, complete with bi-folding doors leading to a delightful rear garden. The home also benefits from three bathrooms, high-quality fixtures and fittings throughout, and off-street parking.

Positioned towards the end of a peaceful and highly regarded cul-de-sac in central Guiseley, this superb residence is just a short walk from local amenities and the railway station, offering excellent transport links. The spacious layout includes an open-plan kitchen-diner, a well-maintained rear garden, and a converted garage, which can also function as an annex. The current owners have previously secured planning permission for a single-storey extension, allowing for further enhancement of the family living space.

The ground floor comprises an inviting entrance hallway, guest W.C., utility room, a spacious dual-aspect living room, and a stunning open-plan kitchen-diner with bi-folding doors—ideal for both family life and entertaining. The adaptable garage conversion, accessed from the rear garden, is currently used as a home office and includes a storage cupboard housing a tumble dryer.

On the first floor, the principal bedroom boasts an en-suite shower room, alongside two additional bedrooms and a family bathroom. The second floor hosts two further double bedrooms, each featuring roof lights and sharing a Jack and Jill shower room.

Externally, the property offers a driveway and off-street parking. The generous rear garden is beautifully maintained, featuring a lawn, well-stocked borders, an Indian stone pathway, and a seating terrace with a wooden pergola—perfect for outdoor entertaining.

## Features

- DOUBLE FRONTED DETACHED FAMILY HOME • SET OVER THREE FLOORS • CONVERTED GARAGE TO CREATE HOME OFFICE • CLOSE TO HEART OF GUISELEY AND TRAIN STATION • CLOSE TO HIGHLY REGARDED PRIMARY AND SECONDARY SCHOOLS • LIVING KITCHEN WITH BI FOLDING DOORS • MASTER SUITE • GUEST WC AND UTILITY ROOM • ENCLOSED GARDEN TO REAR • NO ONWARD CHAIN